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**JONES  
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CHARTERED SURVEYORS

## STARTER LIGHT INDUSTRIAL/WAREHOUSE UNIT TO LET

**Unit 5 Twyford Road,  
Rotherwas Industrial Estate, Hereford, HR2 6JR**

**Individual unit of 575 ft<sup>2</sup>**



### LOCATION

Rotherwas Industrial Estate is the premier established industrial location in Herefordshire, approximately 3.50 miles southeast of Hereford City Centre. The M50 Motorway is approximately 12 miles distant via the A49. Twyford Road is centrally located on the Estate with access off Netherwood Road.



## DESCRIPTION

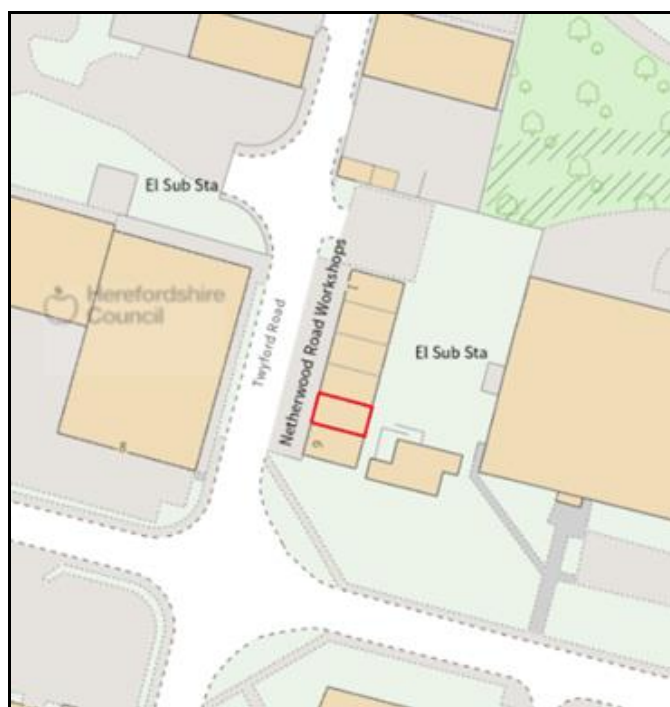
Units 1-6 Twyford Road comprise a terrace of six single storey modern light industrial workshop units.

Unit 5 is situated mid-terrace and provides a modern light industrial unit ideal for a small business user. The unit has been fitted out to an office specification with a suspended ceiling and carpeted floor.

The unit has an up and over roller shutter door to the front which has been covered internally and a separate pedestrian entrance door. Within the warehouse is a WC amenity block and to the front are shared yard and car parking areas. There is further shared car parking provision to the north of the terrace.

There is three phase electricity supply and sockets throughout the unit. There is a wall mounted electric heater.

The eaves height is approximately 2.50 metres.



## AVAILABILITY

The unit is available to let on new 5-year internal repairing and insuring lease with a 10% Maintenance Charge payable in addition to the rent. VAT is not payable on the rent.

Unit	GIA M <sup>2</sup>	GIA FT <sup>2</sup>	Quoting Rent	Rateable Value	EPC Rating
5 Twyford Road	53.42	575	£5,750 per annum plus 10% Maintenance Charge	£4,100	D

**For more information or to arrange a viewing, please contact:**

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